

STAFF USE ONLY

PROJECT NUMBER: R2009-02239

CASES: TR 071035

RENV200900027

RCUPT200900026



****** INITIAL STUDY ******
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: March 18, 2009 Staff Member: Christina Tran / Anthony Curzi
Thomas Guide: Page F (no map page) (2008) USGS Quad: Fairmont Butte
Location: Project site is located on parcels north and south of SR-138 between 155th Street West to the east and 180th Street West to the west, between West Avenue B-8 to the north, and by West Avenue E to the south
Description of Project: Application for Tentative Tract Map TR071035 for a reversion to acreage from 147 parcels to 1 parcel. Application also includes a CUP request for the construction and operation of a 230 megawatt (MW) photovoltaic (PV) solar facility in an agricultural zone; for onsite grading of a maximum of 700,000 cubic yards of soil; and for development within an SEA. The facility consists of a PV panel array system mounted on tracker units or fixed tilt support structures; associated electrical equipment; a 3 acre onsite substation; a 20,000 square foot operations and maintenance building; employee parking area; eight foot high perimeter fencing; and associated access roads. The project also includes a 230 Kilovolt (kV) transmission line that is approximately 3.5 miles long and interconnect to Southern California Edison's (SCE) planned Whirlwind Substation north of the project site in southern Kern County. An alternate 1.5-mile-long transmission line would interconnect the project to SCE's existing 230 kV Antelope-Magunden transmission line east of the site. Approximately 12 acre feet of water will be required annually for domestic use and to process water uses which include washing solar panels approximately twice per year and maintenance uses. Water will be provided by onsite water wells and sewage disposal will be handled by the proposed septic and leach field system.
Gross Acres: 2,100 acres
Environmental Setting: Project site is located in the Antelope Valley and within the Joshua Tree Woodland Habitat (JTWH) Significant Ecological Area (SEA). The majority of the project site had been used for agricultural production since 1940; however, farming activities ceased by 2004. The remainder of the project site is undeveloped with the exception of the residential ranch development on an approximately 27-acre area consisting of two residences, a mobile home, and associated storage and equipment structures that will all be demolished. The site also contains an exploratory oil well that has been plugged and abandoned. The project site is surrounded by undeveloped and agricultural land. Three primary ephemeral drainages traverse the project site and a small portion of a fourth ephemeral drainage is located within the northeastern property boundary.
Zoning: A-2-5 (Heavy Agriculture, minimum five acre lot) and A-1-2 (Light Agriculture, minimum two acre lot)
General Plan: NI (Non-Urban 1)
Community/Area wide Plan: Antelope Valley Area Plan